

Approved For Release 2001/05/23 : CIA-RDP86-00244R000300180001-4

# Building team gives complex project a head start

Another milestone in the proliferating use of construction managers was reached last week with the awarding of the last of the major construction contracts for the first phase of a new \$355-million University of Massachusetts campus on a 90-acre site at Columbia Point, Boston.

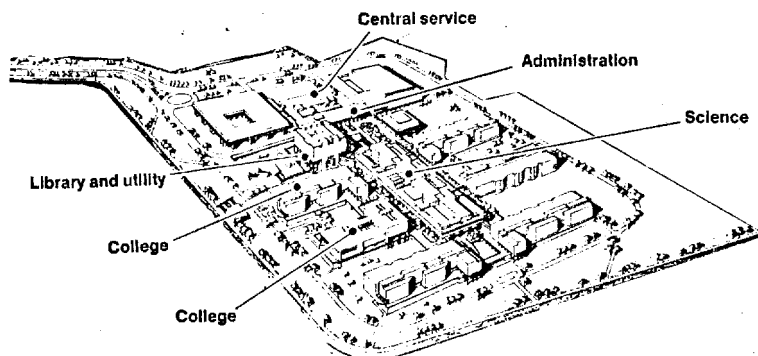
The last of the awards (for a library and underground utility building), although \$2 million over estimate, brought the total of contract awards in at \$1.6 million under estimate (see table).

The project is being built by the university and the state Bureau of Building Construction (BBC), with McKee-Berger-Mansueto (MBM), a New York City and Boston construction management firm, as construction manager (ENR 1/14 p. 65). Since MBM went onto the job early last year, six architects started and completed the design of six structures that comprise Phase I, with work on access roads, grading and site preparation, pile driving and foundation work for all buildings going on concurrently.

"We feel that the successful buying-out of this project demonstrates the viability of phased construction and construction management services for large or complex public projects," says MBM president Gerald McKee. "The foresight demonstrated by the university and the commonwealth's Bureau of Building Construction in promoting this approach has saved at least 18 months and \$20 million."

The budget for the building complex (two colleges and a library-utility, science, administration and central service buildings), reduced to about \$130 million from an original \$150-million appropriation request, was maintained by use of a variety of cost control procedures, including value engineering, bid packaging and the use of a central bid purchase arrangement. Cost elements not shown on the table include nearly \$30 million for installed equipment that will be bid separately, professional fees and incidental contracts.

Bids were solicited on the six structures as their designs were completed. The awarding of the contracts and the start of building construction has been spread and phased over the last seven months. The telescoping of design and construction time has been a primary



## How the bidding shaped up on the Boston project

Project element	Prime contractor	Bid award	Estimate
Library, Utility	Blount-Fontaine	\$21,891,000	\$19,600,000
Science	Blount-Fontaine	19,040,000	20,487,000
Service	Poorvu Const. Co.	2,651,300	2,778,885
Administration	Franchi Construction	4,438,000	5,133,000
College	S. Volpe & Co.	16,387,000	16,700,000
College	Dimeo Const. Co.	16,567,827	16,639,055
Piles	Raymond	4,195,415	3,932,000
Foundation-Library	Underpinning and Foundation	1,139,800	1,330,000
Site-Work	Gil-Bern	5,484,342	8,170,000
General Utilities	Flaherty-Sand	4,674,000	5,152,000
Excavation	DeMatteo Const.	484,264	700,000
Structural Steel			
Two Colleges	Bethlehem Steel	1,493,290	1,440,000
		<b>98,446,238</b>	<b>102,061,940</b>
Equipment in estimates but being bid separately		2,000,000	—
	<b>TOTAL</b>	<b>100,446,238</b>	<b>102,061,940*</b>

\*Includes 2 per cent change order contingency

goal, and the target date for completion is now set for mid-1973.

The project is being watched closely because it is the largest one ever under-

taken by the commonwealth. And with more than 30 professional teams and over 20 prime contractors involved, it is also one of the most complex.

## NLRB rules union's work permit policy illegal

The National Labor Relations Board (NLRB) has ruled that a Detroit local of the ironworkers' union violated federal labor law by requiring nonunion workers to secure work permits as a condition of employment. The NLRB said the union caused Tryco Steel Corp., Detroit, to refuse employment to a non-union member, Charles P. Schmelter, because he did not have a work permit issued by the union.

The NLRB directed the union to pay Schmelter in whole for any loss of pay he suffered. Back-pay liability will apply after the union notifies its stewards, its

members, Tryco and Schmelter that it has no policy of requiring work permits and that it has no objection to Schmelter's employment by Tryco. The NLRB said the union had tried to limit its back-pay liability by writing Tryco it did not object to Schmelter's employment.

The same local in 1965 was found guilty of criminal contempt of a court decree in continuing to require work permits of nonmembers. The NLRB found a major factor in the union's enforcement of its illegal work permit policy was its failure to inform its members that work permits were not required.

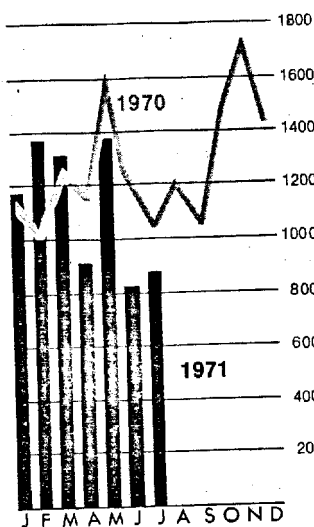
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## New plans in July

	4 wks. value (\$ mil.)	Chg. fr. mo. ago %	Yr. ago %	Cum. 7 mos. value (\$ mil.)	Chg. 70-71 %
Total*	3,367	0	-20	33,052	-8
Hvy. const. total	987	-9	-42	14,095	+11
Water use, control	729	+96	+27	4,002	-2
Waterworks	123	+66	-19	745	-12
Sewerage	199	-1	-48	2,243	-22
Treatment plants	66	-11	-42	782	-34
Earthwork, waterways	406	+323	+968	1,015	+174
Transportation	97	-64	-91	6,959	+7
Highways	59	-11	-91	5,502	+20
Bridges	9	+125	-95	646	+9
Airports	29	-31	+190	519	-21
Terminals, bldgs.	9	-65	+29	90	-73
Elec. gas, comm.	37	-91	+37	2,474	+50
Other hvy. const.	124	+172	+184	660	+83
Nonres. bldg. total	1,638	0	-5	13,781	-17
Manufacturing	113	-33	+18	814	-53
Commercial	518	+41	0	3,996	-13
Offices	252	+39	+39	1,664	-20
Stores, shop, cir.	174	+57	-14	1,439	-7
Educational	341	-32	-27	4,305	-12
College, univ.	106	-27	-40	1,614	-27
Medical	188	-46	-17	2,252	-12
Hospital	150	-52	-15	1,824	-2
Other	478	+95	+13	2,415	-18
Housing, multifam.	742	+16	-3	5,176	-23
Apartments	587	+30	-2	3,800	-23

\* Excludes 1-2 family houses. Minimum sizes included are: industrial plants, heavy and highway construction, \$100,000; buildings, \$500,000. † Based on average week.

(in \$ millions)



## Construction employment expected to rise 37% by 1980

Construction manpower needs are projected to increase 37% by 1980, from 3.3 million construction workers in 1970 to an estimated 4.6 million in 1980. The figures are based on construction employment data of the U.S. Department of Labor's Bureau of Labor Statistics (BLS).

The projected rate of growth in construction employment during 1970-80 is 3.2% annually. Between 1960 and 1970, the rate of growth was 1.5% per year. Manpower growth is based on increases predicted in the volume of public and private, primarily residential, construction. New construction is expected to grow more than 5% a year over the 1970-80 period, twice the rate of the 1960s.

Demand for laborers is expected to increase by about 110,000 during this decade, the largest absolute increase of any construction occupation except carpenters. In the case of carpenters, painters and laborers, the estimated number of openings created by death and retirement is expected to equal or exceed the number resulting from the net growth of the industry.

Manpower needs will require expanded training efforts, BLS says. Continued emphasis on higher education may impede recruitment of high school graduates and push the construction industry more in the direction of institutional training, it notes. The U.S. must use available manpower more efficiently, BLS warns.

## Federal construction highlights July planning

Construction planning in July matched June's slow trickle and extended 1971's lag behind a year ago to 8%.

Federal construction plans rebounded as congressional appropriation approvals mounted. Federal work's surge pushed new plans for earthwork, dams and waterways to a new high for any July. Spiking up this volume is a \$150-million Bureau of Reclamation irrigation project in Rio Arriba and San Juan counties, New Mexico.

Heavy construction plans lost some of their six-months' gain over 1970, but airports and utilities scored fat gains over July, 1970.

Commercial building rose 41% over June to match last year's figure as offices and stores rose sharply in July. While manufacturing plants backed down again, they remained 18% ahead of July 1970's low pace. Educational and medical building plans had a poor July showing.

## BRIEFS

**Political contributions**—The American Society of Civil Engineers' board of direction has adopted more specific guidelines for engineers solicited for political contributions. The guidelines recognize the right to make, or to refuse to make, political contributions; require members to report instances where they are denied work because of a failure to contribute; and subject to disciplinary action, members whose selection for professional work is related directly or indirectly to political contributions.

**Antistrike proposal**—Associated General Contractors President John Healy II has urged that bargaining strikes be eliminated by industry agreement on binding arbitration of bargaining im-

passes by panels of regional councils for collective bargaining, the panels to be composed of public members and labor and management representatives of all crafts. The status quo has produced nothing but chaos in labor relations, and it's time to innovate, he says.

**Philadelphia Plan**—The U. S. Supreme Court has been asked to rule on the legality of the President's equal employment opportunity order No. 11246 and the government's Philadelphia antibias plan. The U. S. Court of Appeals for the Third Circuit upheld the order and the plan in April (ENR 5/6 p. 9), and eastern Pennsylvania contractors who filed the original suit are appealing that decision.

**Unemployment compensation**—AFL-CIO President George Meany has reminded President Nixon that the deadline the President set in 1969 for states to improve unemployment benefits expired with only four states meeting the deadline. Nixon had urged that state ceilings on benefits be raised so that at least 80% of the jobless would receive half their lost wages. Meany now wants federal legislation to achieve that goal.

**District 50**—Over 80% of the locals in the International Union of District 50 have approved the union's proposed merger with the United Steelworkers of America, AFL-CIO. Formal action on will be taken at District 50's convention later this month.